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## ***Metroplex at Westgate* development will set new benchmark for future Australian business parks**

Metroplex Management's planned industrial community on the 100 hectare site of the old Wacol Army Barracks will act as a much-needed catalyst for further investment projects in south east Queensland's Western Corridor.

Metroplex Development Director, Mr Rick Graf, said *Metroplex at Westgate* will stimulate the Western Corridor between Brisbane and Ipswich and be a catalyst for jobs, smart development and community facilities.

*Metroplex at Westgate* will provide an 85ha business park with a focus on "clean, green and smart" industries, a small "Etro" to service the needs of local workers and 15 ha of public waterways and parkland. Large format retail, campus commercial and permanent residential components have been removed from the development plans.

"The project is expected to provide about 8,600 jobs plus around 4000 construction jobs in an area that has one of Brisbane's highest rates of unemployment," Mr Graf said.

After feedback from regulatory bodies, plans for the strategic site focus on creating a development in the style of the award-winning Metroplex on Gateway industrial park at Murarrie. Metroplex on Gateway has been praised for revitalising Brisbane's Trade Coast, and it is held as the benchmark for future business parks.

"*Metroplex at Westgate* will be almost three times the size of Metroplex on Gateway and it will raise the bar in terms of what an industrial park can offer the Queensland and Australian business community as well as the local community," Mr Graf said.

"The vision is for a masterplanned, innovative employment hub that will attract local, interstate and international companies," he said.

"There is already strong interest from a range of landmark companies to become flagship tenants at *Metroplex at Westgate*."

Metroplex is hopeful of Brisbane City Council preliminary approval within the next few months, with the aim of earth-works commencing later this year and Stage One of the \$1 billion development opening around August 2008.

*Metroplex at Westgate's* service centre (or "Etro") will help businesses attract quality workers by attracting tenants such as a small supermarket, bakery, newsagent, pharmacy, post office, bank and cafes. The Etro is expected to generate over 200 jobs in retail, food, business and childcare services.

The establishment within the Etro of a commemorative heritage precinct for the National Servicemen's Association will provide an additional cultural focus for the area.

In a major boost for the local community, Metroplex is also providing 15 hectares of public parklands and green space – this is similar in size to the City Botanic Gardens.

### **Site has strategic importance for Qld**

Strategically bounded by Ipswich and Logan Motorways and Centenary Highway, the site is served by existing and proposed rail stations and the Vodafone-Optus and Telstra fibre optic corridors – putting the site at the apex of the most intense convergence of transport/communications infrastructure outside Brisbane's CBD.

Mr Graf said the development will meet the intention of the Western Gateway Local Plan by acting as a catalyst for more intensive and skilled employment enterprises, in what is now a traditional industrial environment with generally poor appearance and amenity.

The core element of the revised development proposal is the industrial component which is based on the multi award-winning Metroplex on Gateway estate at Murarrie.

"Metroplex on Gateway was a catalyst for change in the Australia Tradecoast. It set a market benchmark for high quality, employment-intensive industrial developments – we expect the impact of *Metroplex at Westgate* will provide the same benefits," Mr Graf said.

The development of *Metroplex at Westgate* will help shift the image and identity of the area and provide a range of employment opportunities for Western Corridor residents in construction, industry, services and offices.

Mr Graf said it was exciting to be progressing towards opening up this strategic site for public use. For 64 years the public has had no access, as the former Sanananda Army Barracks were in operation.

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For media information on *Metroplex at Westgate* see [www.metroplex.com.au](http://www.metroplex.com.au) or contact:

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## ***Metroplex at Westgate at a glance - facts and figures***

- The project will be developed by Metroplex Management, a Queensland company that sets the bar high in terms of community, environmental and aesthetic site standards for its developments.
- It will be modelled on the award-winning Metroplex on Gateway development at Murarrie, which is recognised as the signature contemporary industrial development in Queensland – it is predominantly industrial, but contains an office component in keeping with contemporary “clean and green” industrial developments.
- The estimated 6,900 to 9,700 jobs created by *Metroplex at Westgate* will include white collar, skilled, semi-skilled and unskilled employment opportunities as well as about 4000 construction jobs over the decade of development.
- *Metroplex at Westgate* will improve local connectivity by the through-connection of Boundary Road, shuttle bus services to Wacol railway station and the proposed Richlands station and the building of a network of pedestrian paths and cycleways.
- Natural vegetation will be retained in the 15ha Bullockhead Creek parkland/ waterways zone and it will incorporate bikeways, walkways and picnic facilities – all fantastic and much-needed facilities for the local community.
- Metroplex, with the help of Greening Australia, has set up a seed bank to ensure native trees, shrubs and grasses are used in landscaping the site. Hundreds of thousands of seeds from 40 native species are already being propagated.
- The Etro will include a National Servicemen’s Heritage Precinct featuring a museum and memorial walk to honour the 212 “Nashos” killed serving their country overseas.
- The Etro is to provide for the retail and service needs of the on-site workforce (e.g. medical centre, child care facilities, food and beverage retail) and this will ensure that growth in demand for such community services in association the development will not place strain on existing services in the area.